



2 Howard Park Avenue,
ISSUED FOR REZONING 2021.03.22
REISSUED FOR REZONING 2023.01.23

BJL HP CORP

aA

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-



aA

architectsAlliance

205 - 317 Adelaide Street West
Toronto, ON M5V 1P9 Canada
t 416 593 6500
f 416 593 4911
info@architectsalliance.com
www.architectsalliance.com

2 Howard Park Avenue

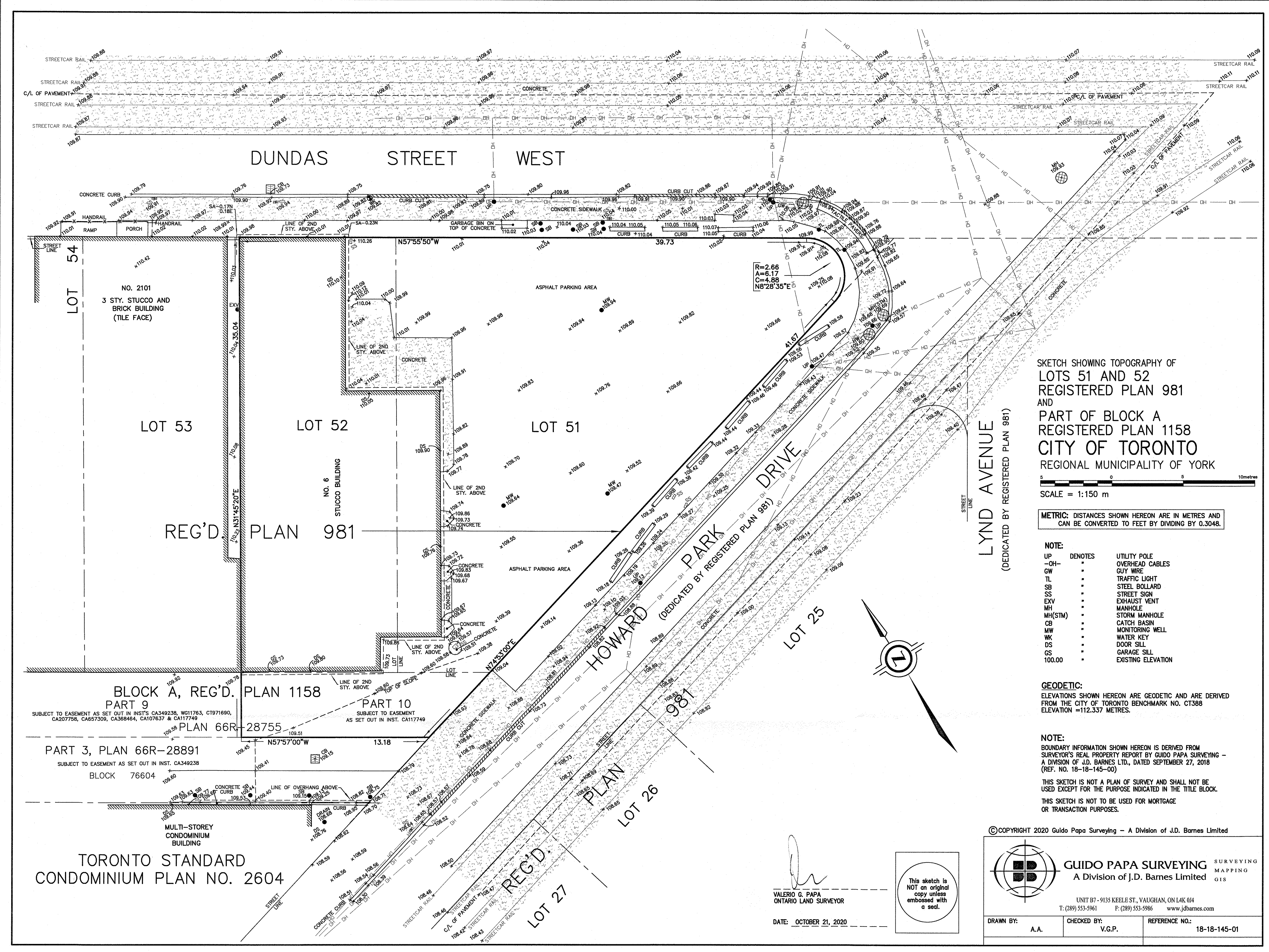
**BJL HP Corp.
778 King St W
Toronto, ON M5V 1N6**

Perspectives

Project No.

2023-01-23

A-0.01



SKETCH SHOWING TOPOGRAPHY OF
 LOTS 51 AND 52
 REGISTERED PLAN 981
 AND
 PART OF BLOCK A
 REGISTERED PLAN 1158
 CITY OF TORONTO
 REGIONAL MUNICIPALITY OF YORK

SCALE = 1:150 m

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE:

UP	DENOTES	UTILITY POLE
-OH-		OVERHEAD CABLES
CW		GUY WIRE
TL		TRAFFIC LIGHT
SB		STEEL BOLLARD
SS		STREET SIGN
EXV		EXHAUST VENT
MH		MANHOLE
MH(STM)		STORM MANHOLE
CB		CATCH BASIN
MW		MONITORING WELL
WK		WATER KEY
DS		DOOR SILL
GS		GARAGE SILL
100.00		EXISTING ELEVATION

GEODETIC:
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED
 FROM THE CITY OF TORONTO BENCHMARK NO. CT388
 ELEVATION = 112.337 METRES.

NOTE:
 BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM
 SURVEYOR'S REAL PROPERTY REPORT BY GUIDO PAPA SURVEYING -
 A DIVISION OF J.D. BARNES LTD., DATED SEPTEMBER 27, 2018
 (REF. NO. 18-18-145-00)
 THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE
 USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
 THIS SKETCH IS NOT TO BE USED FOR MORTGAGE
 OR TRANSACTION PURPOSES.

©COPYRIGHT 2020 Guido Papa Surveying - A Division of J.D. Barnes Limited

GUIDO PAPA SURVEYING SURVEYING
 A Division of J.D. Barnes Limited MAPPING
 GIS

UNIT B7-9135 KEELE ST., VAUGHAN, ON L4K 0H4
 T: (289) 553-5961 F: (289) 553-5986 www.jdbarnes.com

Valerio G. Papa
 VALERIO G. PAPA
 ONTARIO LAND SURVEYOR

This sketch is
 NOT an original
 copy unless
 embossed with
 a seal.

DATE: OCTOBER 21, 2020

DRAWN BY: A.A.	CHECKED BY: V.G.P.	REFERENCE NO.: 18-18-145-01
-------------------	-----------------------	--------------------------------

Statistics Template - Toronto Green Standard Version 3.0
**Mid to High Rise Residential and all
 New Non-Residential Development**

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.

For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.

For further information, please visit www.toronto.ca/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	8,397
Breakdown of project components (m ²)	
Residential	8,095
Retail	302
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	130

**Section 1: For Stand Alone Zoning Bylaw Amendment Applications and
 Site Plan Control Applications**

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces		40	
Number of parking spaces dedicated for priority LEV parking	0	0	
Number of parking spaces with EVSE	8	8	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	117	117	
Number of long-term bicycle parking spaces (all other uses)			
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground		14	
d) second level below-ground		46	
e) other levels below-ground		57	

Howard Park
 2023-01-23

Floor Area													Parking						Residential Units								RES. SALEABLE				
Level	Total Levels	H / ft	Total H_m	GCA/level	Total GCA	Interior Residential Amenity	Exterior Residential Amenity	GFA Deductions	Total Residential GFA	Commercial GFA	Total GFA	Resident Vehicle Parking	Visitor Vehicle Parking	EVSE Parking (Included in Res. Vehicle Parking)	Visitor Bike Parking	Resident Bike Parking	Commercial Visitor Bike Parking	Commercial Occupant Bike Parking	S per level	S total	10 per level	10 total	20 per level	20 total	30 per level	30 total	Total Units	per sq ft			
P3	1	2.75	2.75	904	904			904	28		28	14																			
P2	1	2.75	2.75	904	904	23		904	28		28	14																			
P1	1	3.90	3.90	904	904			904	28		28	12		8																	
Subtotal Below Grade	2		9		2,711	23			2,711	84	0	84	40																		
Ground	1	2.65	2.65	841	841	0	0	141	398	302	700																				
Mezzanine	1	2.60	2.60	212	212	0	0	33	179	0	179																				
Levels 2	1	2.95	2.95	852	852	89	0	33	730	0	730																				
Levels 3-7	5	2.95	15.05	939	4,693	0	0	165	4,528	0	4,528																				
Level 8 Amenity	1	3.25	3.25	692	692	134	98	33	525	0	525																				
Level 9, 10	2	2.95	5.90	641	1,282	0	0	66	1,216	0	1,216																				
Level 11	1	3.60	3.60	641	641				206	435	0	435																			
Elev Over Run	1	3.40	3.40	45	45				45	0	0																				
Subtotal Above Grade	11		36.00	4,862	9,258	223	98	722	8,011	302	8,313																				
Project Totals	11		36.00		11,968	246	98	1,625	8,095	302	8,397	40	0	8	13	117	0	0		62		42		13		13	130	7,448	88.7%		
sq ft												90,352				48%								32%		10%		10.00%		SA/GFA	

Floor Area Summary		
	Provided	Req/Per
Site Area	1,026	
Total Residential Units	130	
Res. GFA	8,095	
Retail GFA	302	
Total GFA	8,397	
Interior Residential Amenity	246	250
Exterior Residential Amenity	98	250
FSI	8.19	

Rate Provided
1.9
0.6

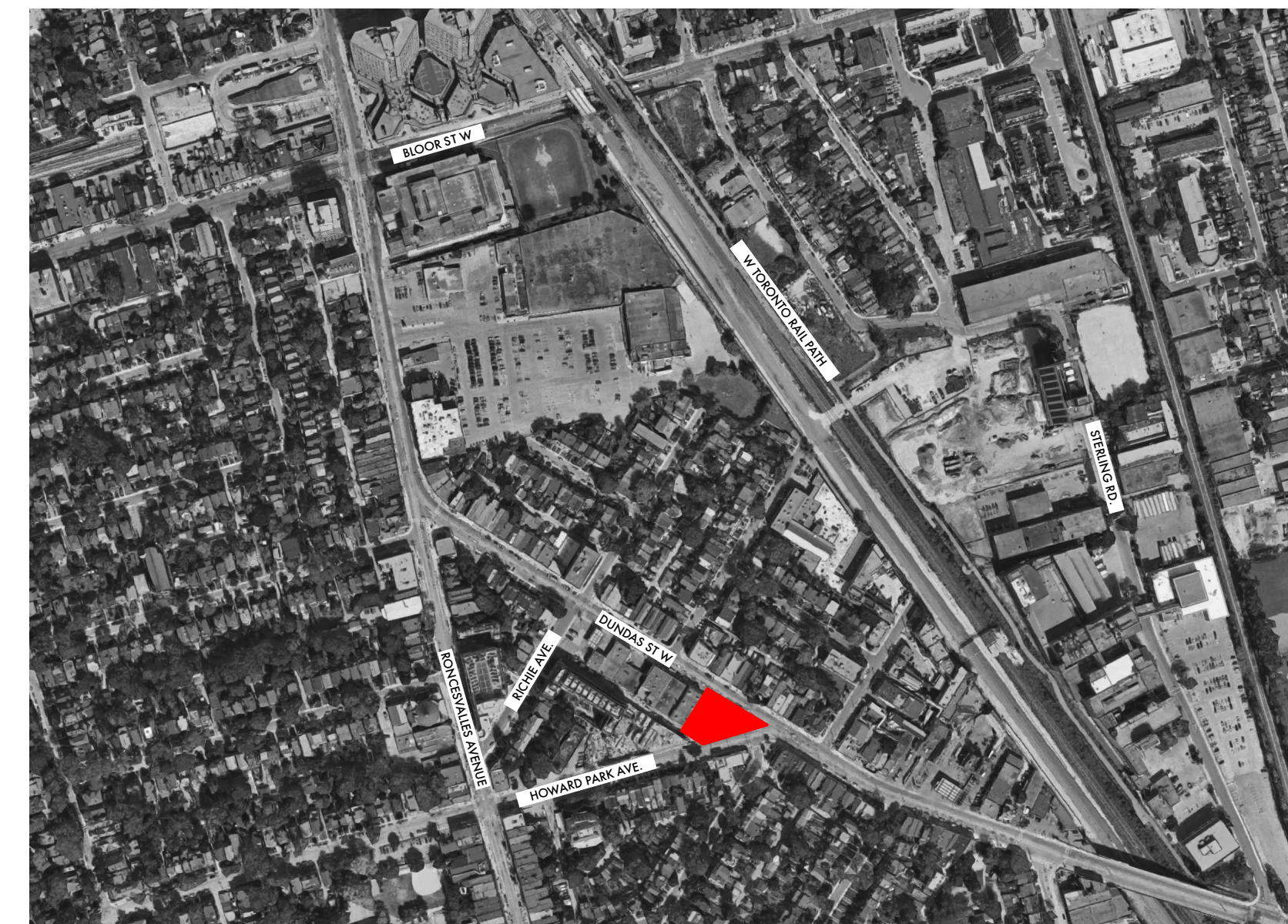
Vehicular Parking Summary		
	Provided	Req/Per
Vehicular Parking	0	8
Visitor Vehicle Parking	40	64
Commercial Parking	0	0
Totals	40	72
EVSE Spaces Included in total above	8	8

Bike Parking Summary		
	Provided	Req/Per
Bike Parking	117	117.0
Resident Bike Parking	13	13.0
Visitor Bike Parking	0	0.6
Commercial Visitor	0	9.9
Totals	130	135

Bldg Height Summary (m)		
	Provided	Req/Per
Main Roof Height	36.00	23.00
Mech F.H. Height	39.40	28.00

Solid Waste Collection Requirements			
First 50 Units	25 sm	1	25
Additional 50 Units	13 sm	1.6	20.8
Total Garbage Rm Area		45.8	sm
			493 sqft
Uncompacted Waste	10 sm	1	10

2
 A-1.01 **Project Statistics**



1
 A-1.01 **Context Map**
 NOT TO SCALE

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-



architectsAlliance

205 - 317 Adelaide Street West
 Toronto, ON M5V 1P9 Canada
 t 416 593 6500
 f 416 593 4911
 info@architectsalliance.com
 www.architectsalliance.com

2 Howard Park Avenue

BJL HP Corp.
778 King St W
Toronto, ON M5V 1N6

Project Statistics

Project No.

2023-01-23

A-1.01

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

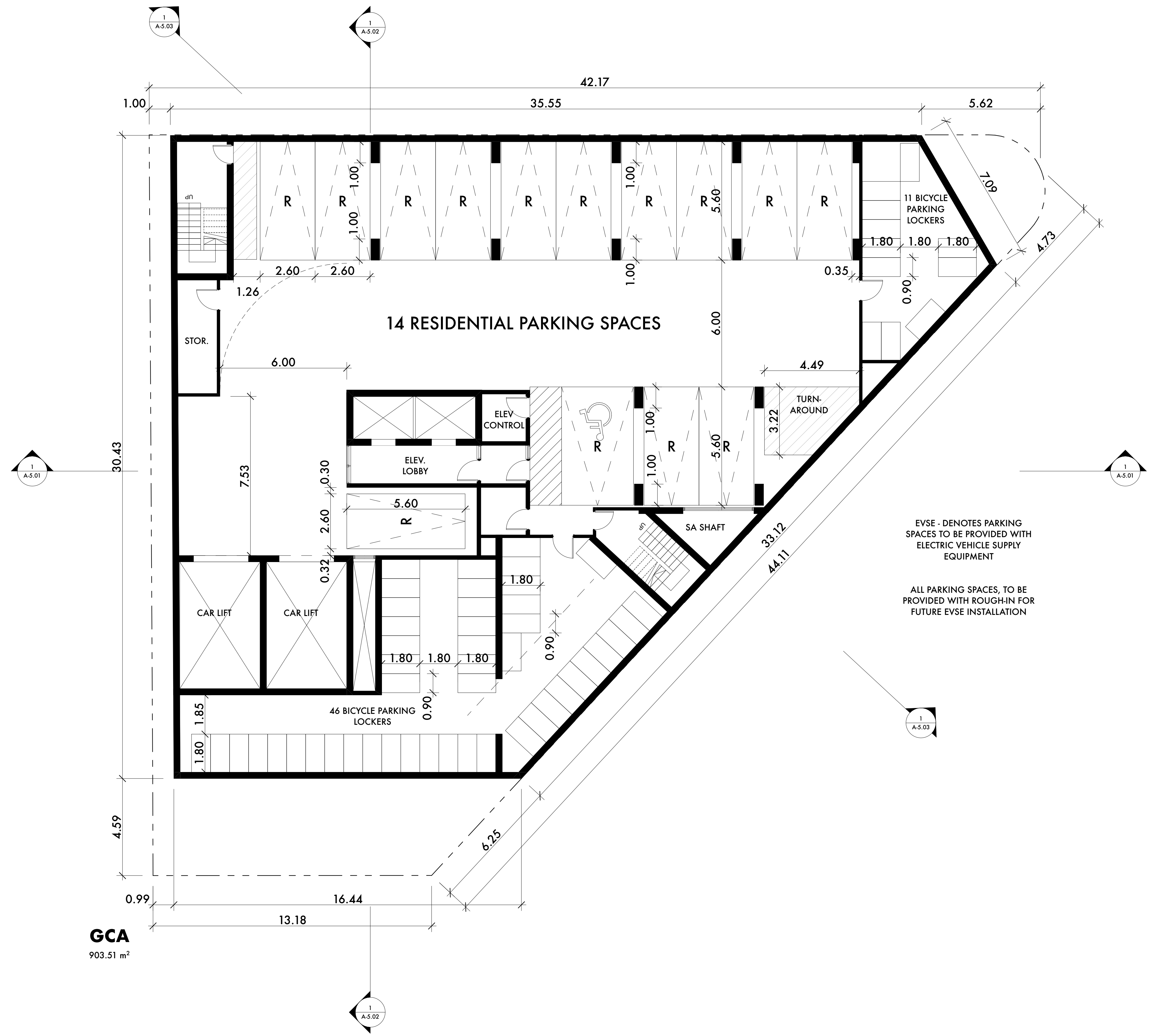
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

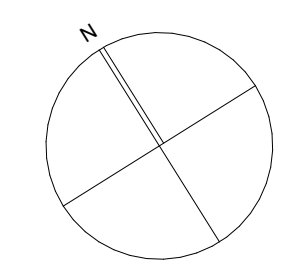
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-



architectsAlliance
 205 - 317 Adelaide Street West
 Toronto, ON M5V 1P9 Canada
 t 416 593 6500
 f 416 593 4911
 info@architectsalliance.com
 www.architectsalliance.com



2 Howard Park Avenue

BJL HP Corp.
778 King St W
Toronto, ON M5V 1N6

Level P3

Project No.	22000
Scale:	1:100
Date of Print:	2023-01-23

A-2.01

Printed On: Monday, January 23, 2023

/Users/afeldmann/Documents/GA/Projects/22000 Howard Park/Architect/HowardPark_33_all.rvt

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

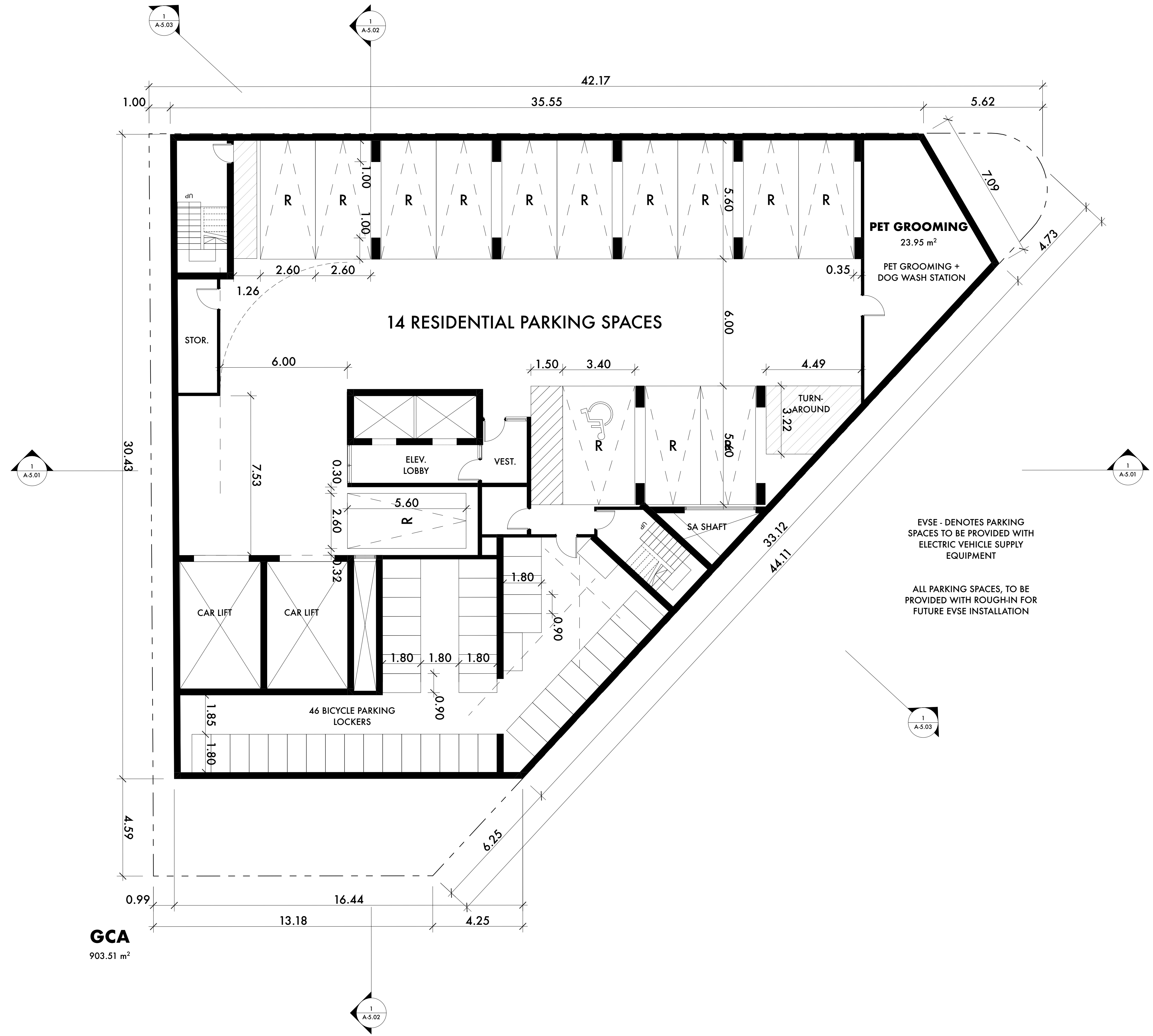
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

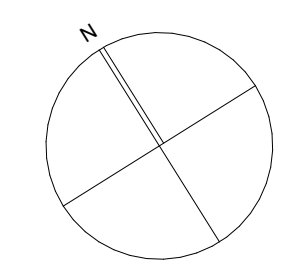
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-



architectsAlliance
 205 - 317 Adelaide Street West
 Toronto, ON M5V 1P9 Canada
 t 416 593 6500
 f 416 593 4911
 info@architectsalliance.com
 www.architectsalliance.com



2 Howard Park Avenue

BJL HP Corp.
778 King St W
Toronto, ON M5V 1N6

Level P2

Project No.	2200
Scale:	1:100
Date of Print:	2023-01-23

A-2.02

Printed On: Monday, January 23, 2023

/Users/afeldmann/Documents/Projects/22000 Howard Park/Architect/HowardPark_33_at_2p

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

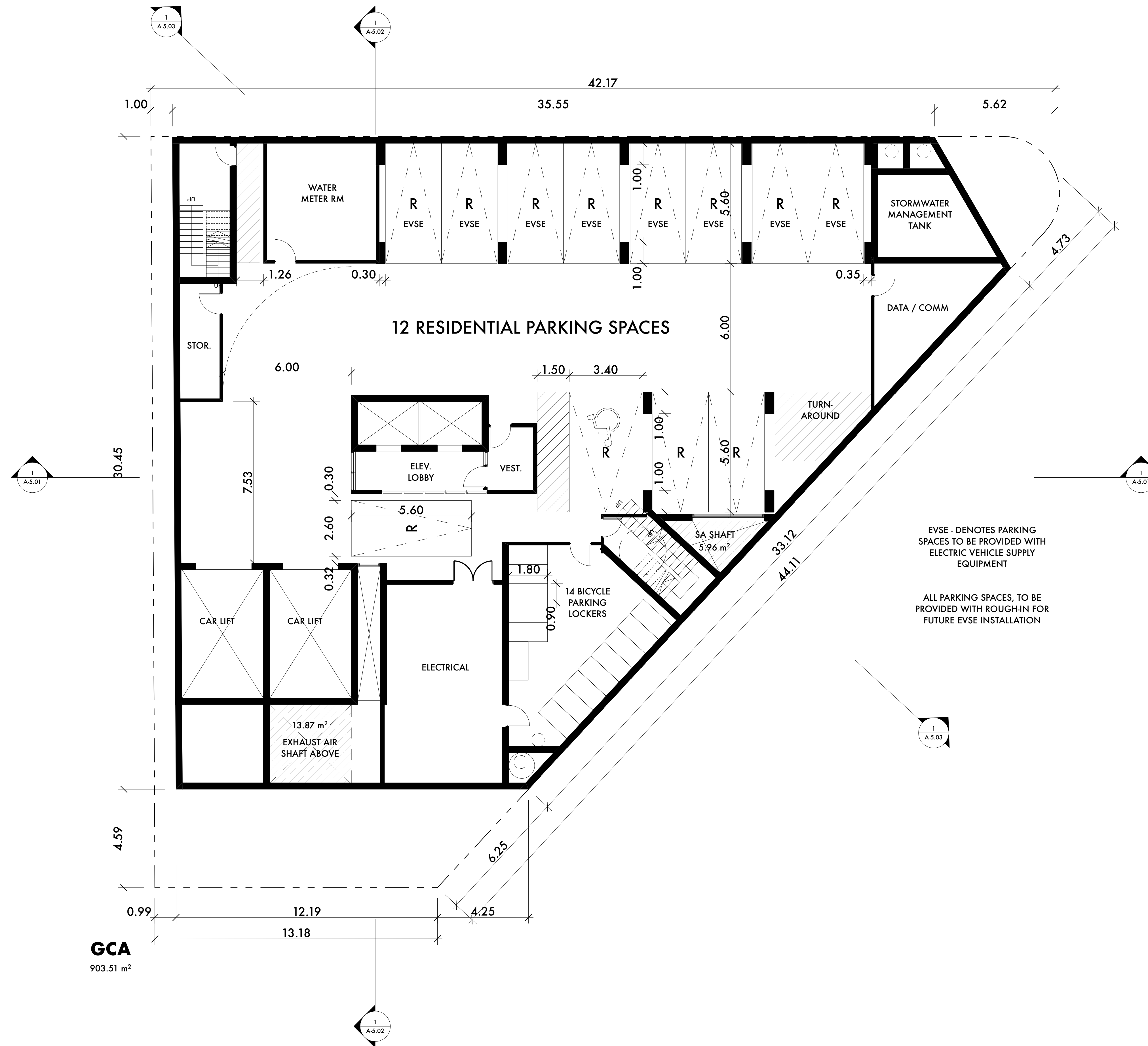
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-



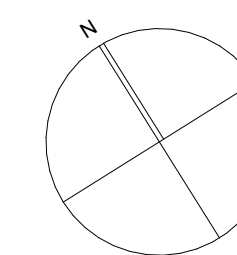
EVSE - DENOTES PARKING SPACES TO BE PROVIDED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT

ALL PARKING SPACES, TO BE PROVIDED WITH ROUGH-IN FOR FUTURE EVSE INSTALLATION

aA

architectsAlliance

205 - 317 Adelaide Street West
 Toronto, ON M5V 1P9 Canada
 t 416 593 6500
 f 416 593 4911
 info@architectsalliance.com
 www.architectsalliance.com



2 Howard Park Avenue

BJL HP Corp.
778 King St W
Toronto, ON M5V 1N6

Level P1

Project No. 22000

Scale: 1:100

Date of Print: 2023-01-23

A-2.03

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

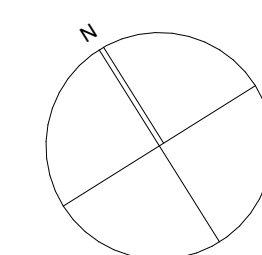
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-



architectsAlliance
 205 - 317 Adelaide Street West
 Toronto, ON M5V 1P9 Canada
 t 416 593 6500
 f 416 593 4911
 info@architectsalliance.com
 www.architectsalliance.com



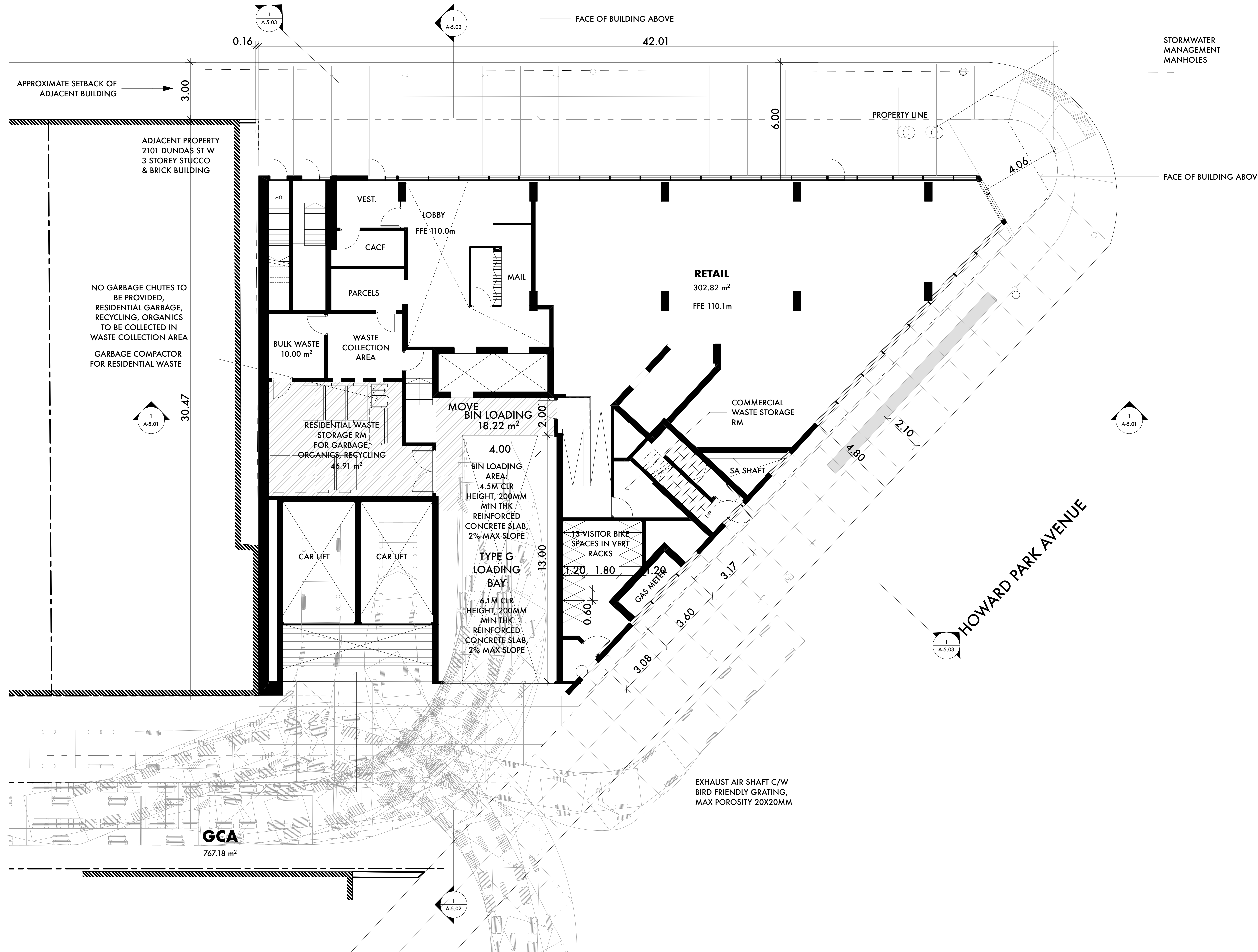
2 Howard Park Avenue

BJL HP Corp.
778 King St W
Toronto, ON M5V 1N6

Ground Floor

Project No.	2200
Scale:	1:100
Date of Print:	2023-01-23

A-2.04



Printed On: Monday, January 23, 2023

/Users/afeldman/Documents/aA/Projects/22000 Howard Park/Architect/HowardPk_33_at_101

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

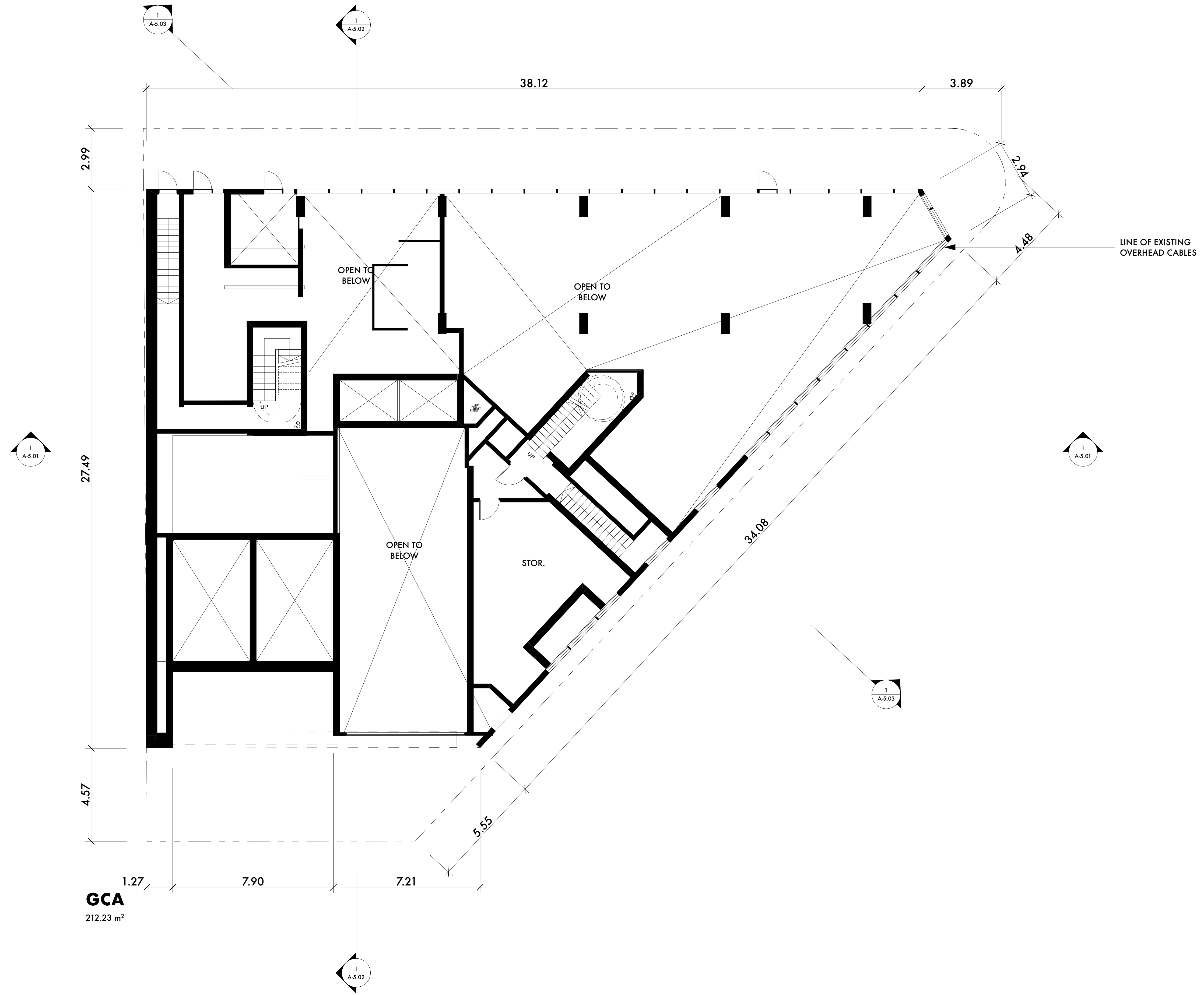
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

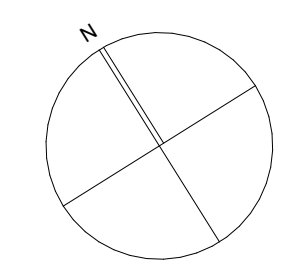
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-



architectsAlliance
 205 - 317 Adelaide Street West
 Toronto, ON M5V 1P9 Canada
 t 416 593 6500
 f 416 593 4911
 info@architectsalliance.com
 www.architectsalliance.com



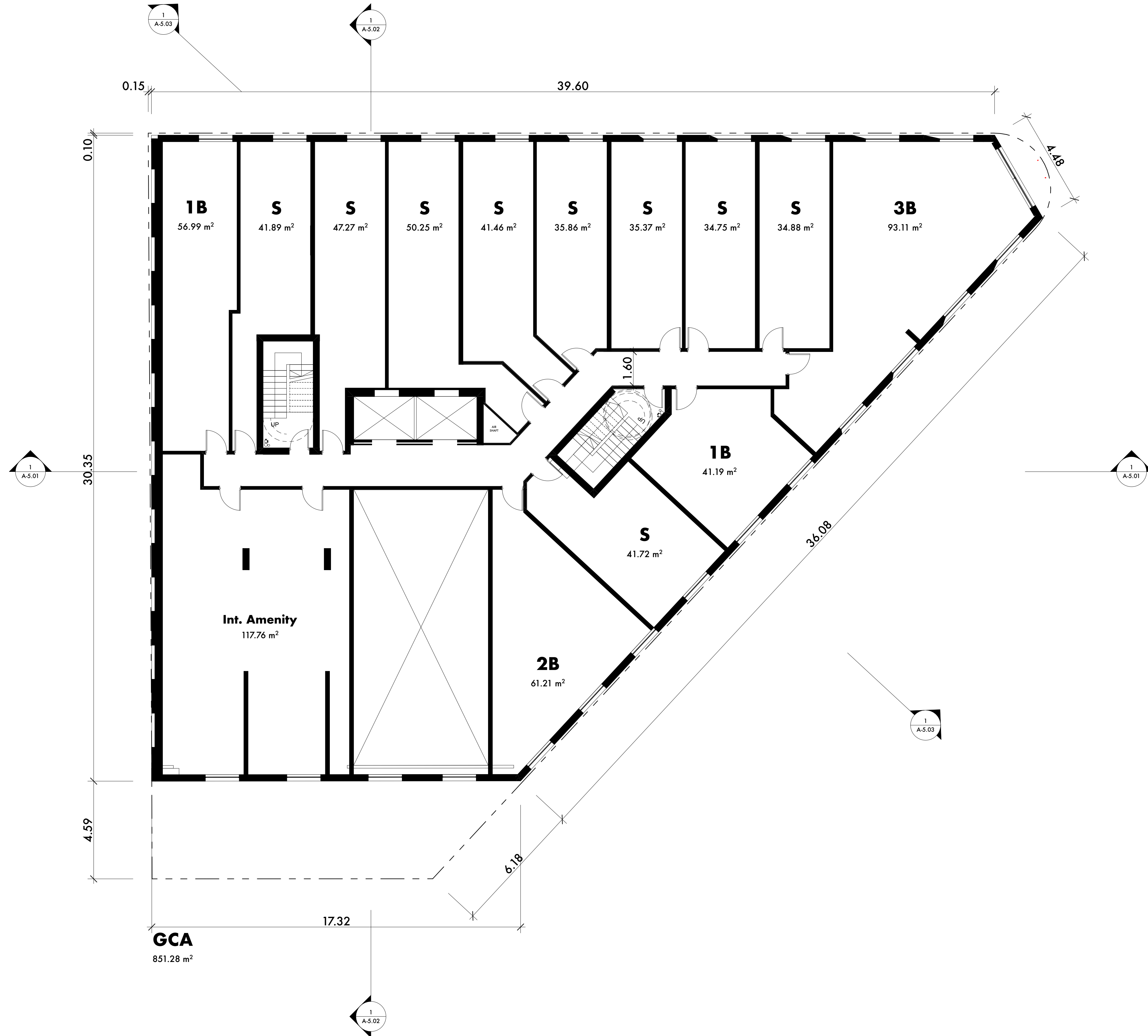
2 Howard Park Avenue

BJL HP Corp.
778 King St W
Toronto, ON M5V 1N6

Mezzanine

Project No.	2200
Scale:	1:100
Date of Print:	2023-01-23

A-2.05



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

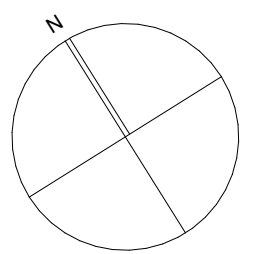
© architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-



architectsAlliance

205 - 317 Adelaide Street West
 Toronto, ON M5V 1P9 Canada
 t 416 593 6500
 f 416 593 4911
 info@architectsalliance.com
 www.architectsalliance.com



2 Howard Park Avenue

BJL HP Corp.
778 King St W
Toronto, ON M5V 1N6

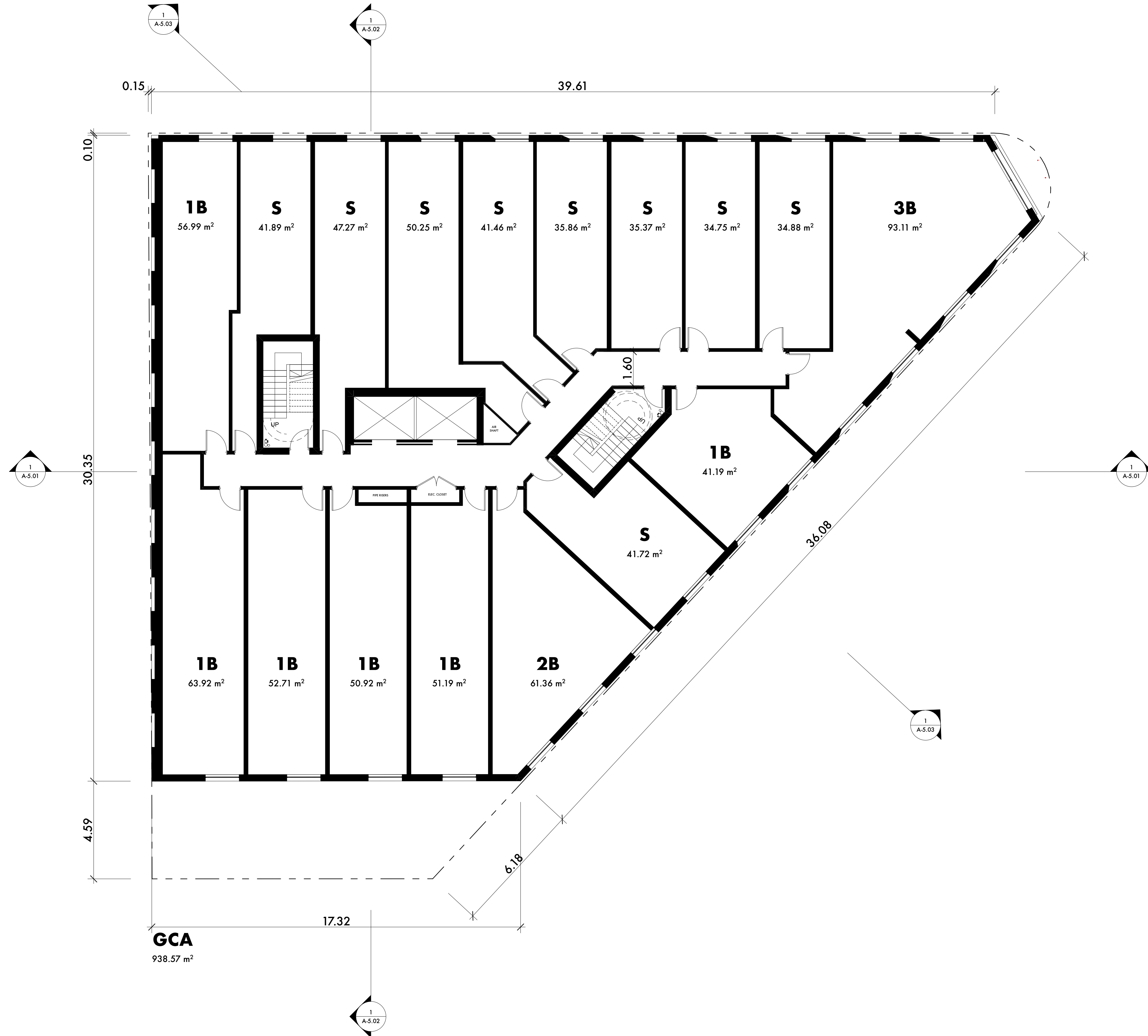
Level 2

Project No. 22000

Scale: 1:100

Date of Print: 2023-01-23

A-2.06



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

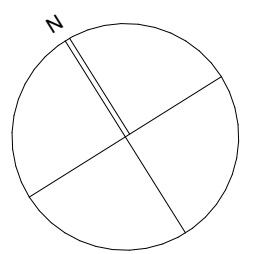
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-



architectsAlliance
 205 - 317 Adelaide Street West
 Toronto, ON M5V 1P9 Canada
 t 416 593 6500
 f 416 593 4911
 info@architectsalliance.com
 www.architectsalliance.com



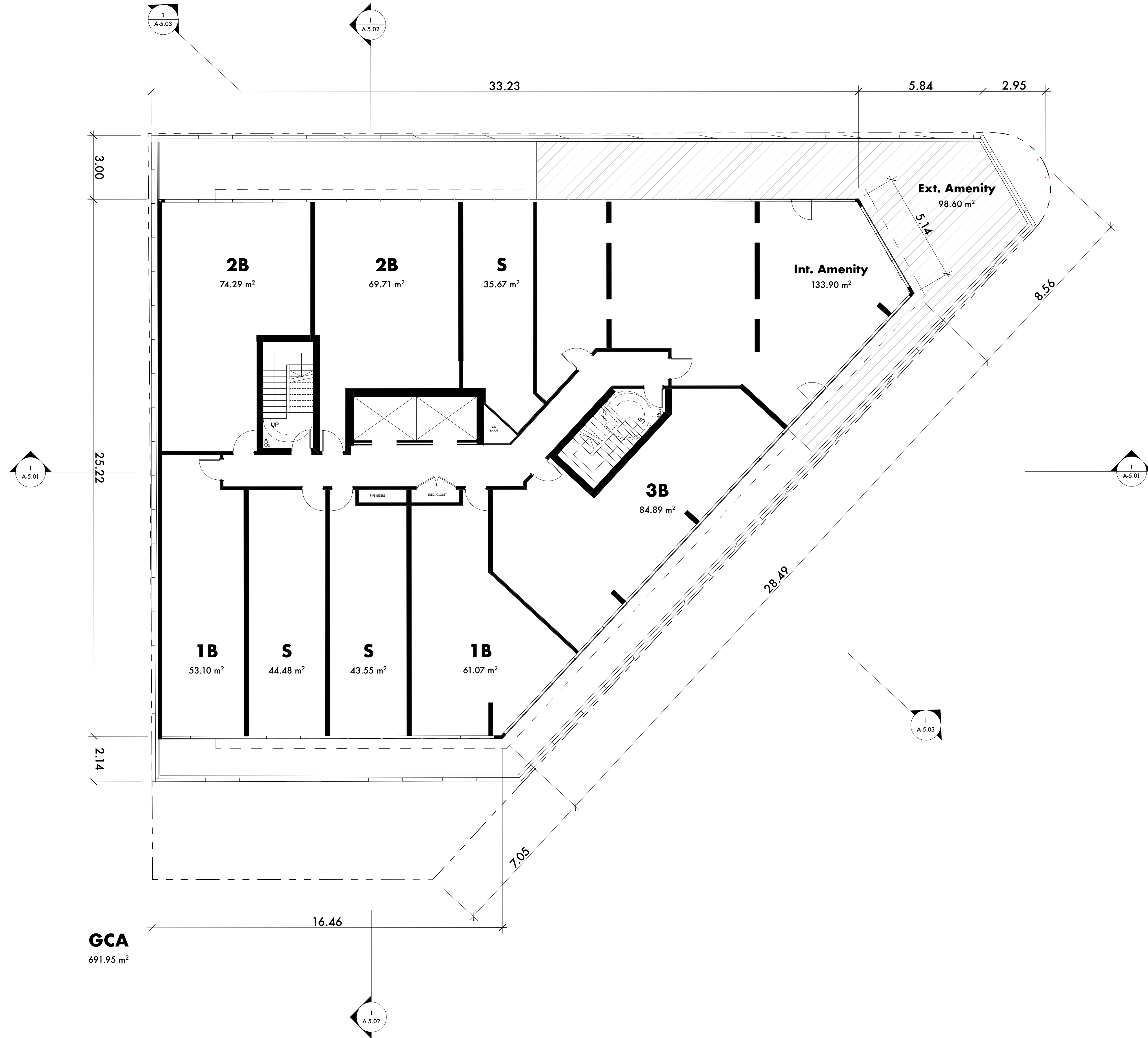
2 Howard Park Avenue

BJL HP Corp.
778 King St W
Toronto, ON M5V 1N6

Levels 3-7

Project No.	22000
Scale:	1:100
Date of Print:	2023-01-23

A-2.06



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

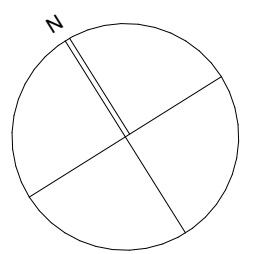
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-



architectsAlliance
 205 - 317 Adelaide Street West
 Toronto, ON M5V 1P9 Canada
 t 416 593 6500
 f 416 593 4911
 info@architectsalliance.com
 www.architectsalliance.com



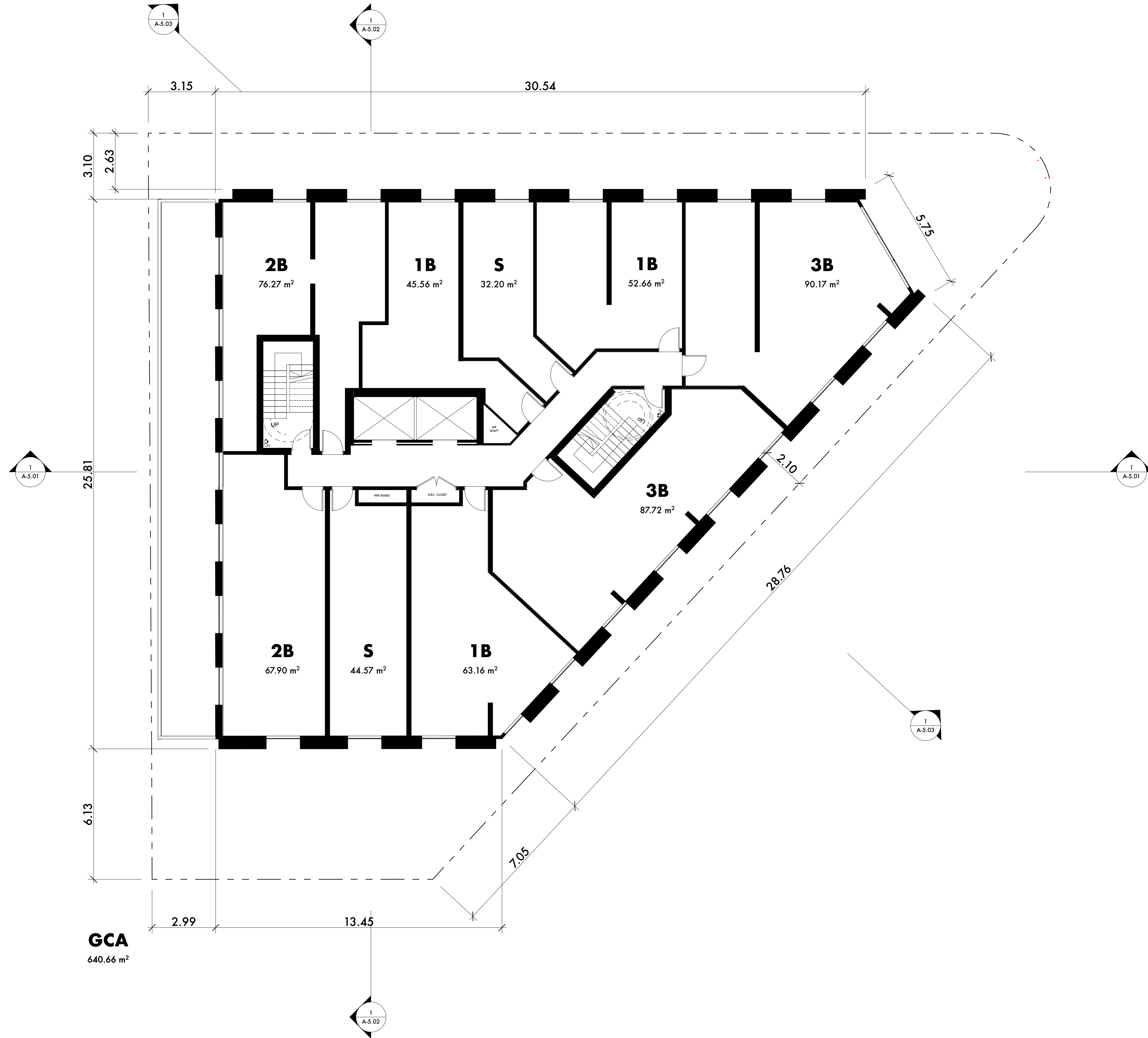
2 Howard Park Avenue

BJL HP Corp.
778 King St W
Toronto, ON M5V 1N6

Level 8

Project No.	22000
Scale:	1:100
Date of Print:	2023-01-23

A-2.07



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

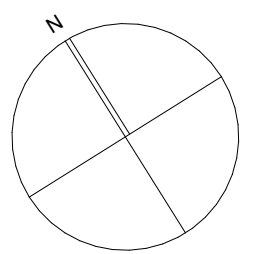
© architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-

aA

architectsAlliance

205 - 317 Adelaide Street West
 Toronto, ON M5V 1P9 Canada
 t 416 593 6500
 f 416 593 4911
 info@architectsalliance.com
 www.architectsalliance.com



2 Howard Park Avenue

BJL HP Corp.
778 King St W
Toronto, ON M5V 1N6

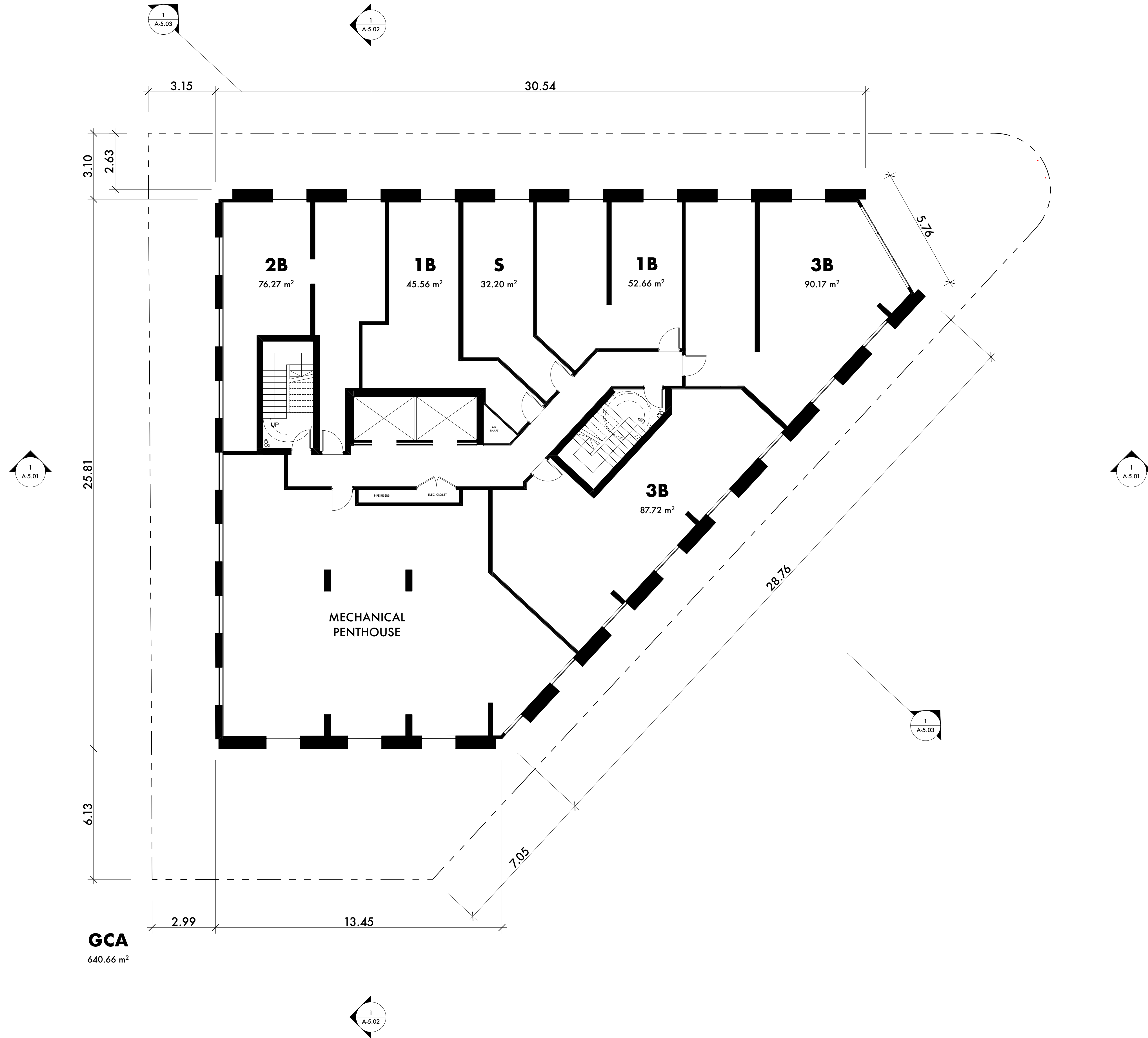
Levels 9-10

Project No. 22000

Scale: 1:100

Date of Print: 2023-01-23

A-2.08



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

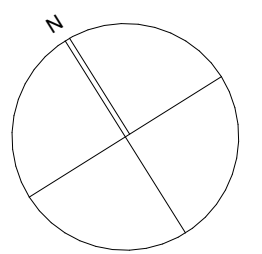
© architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-

aA

architectsAlliance

205 - 317 Adelaide Street West
Toronto, ON M5V 1P9 Canada
t 416 593 6500
f 416 593 4911
info@architectsalliance.com
www.architectsalliance.com



2 Howard Park Avenue

BJL HP Corp.
778 King St W
Toronto, ON M5V 1N6

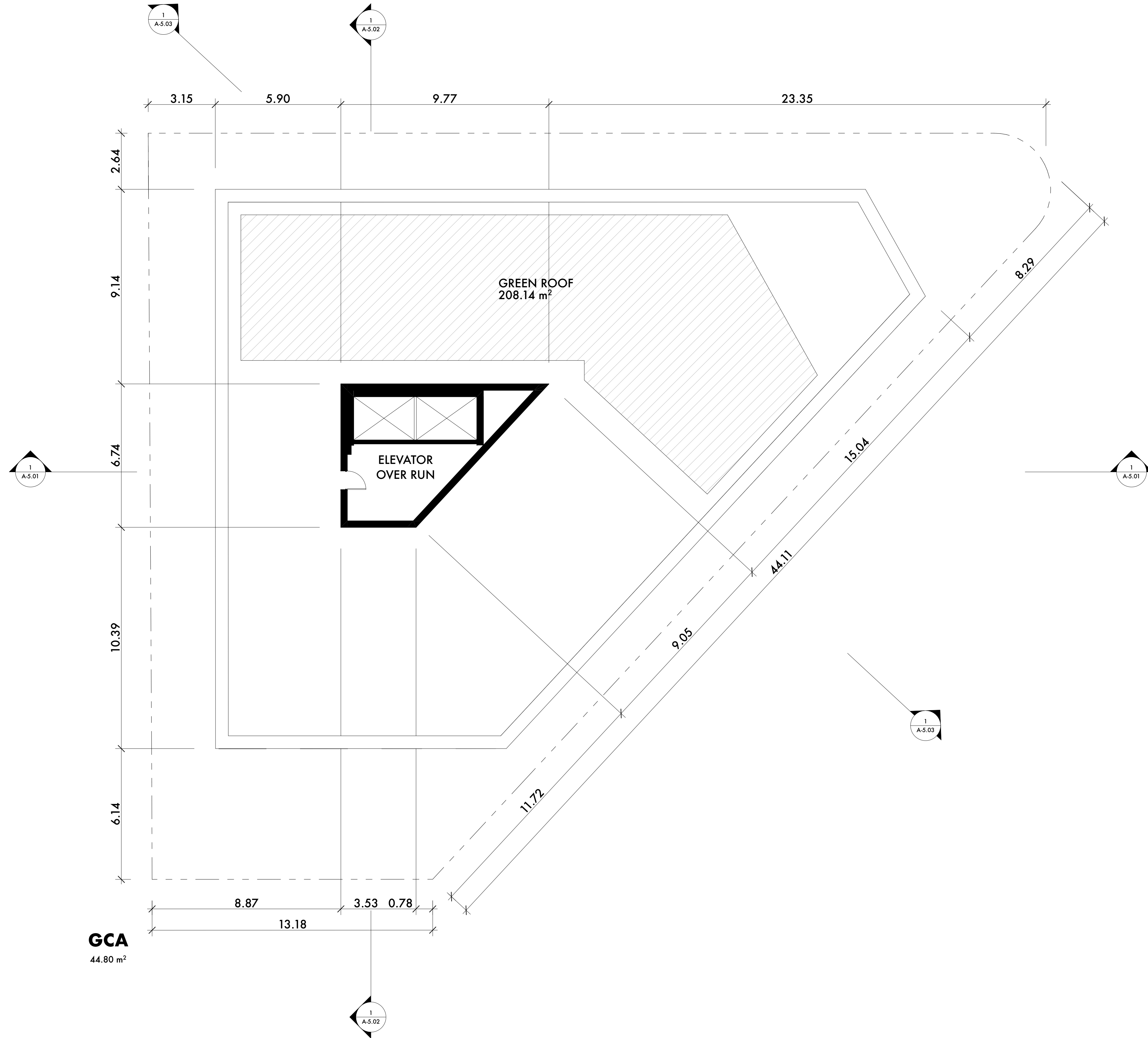
Level 11

Project No. 22000

Scale: 1:100

Date of Print: 2023-01-23

A-2.08



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

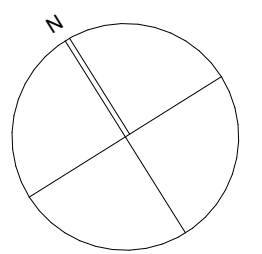
© architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-

aA

architectsAlliance

205 - 317 Adelaide Street West
 Toronto, ON M5V 1P9 Canada
 t 416 593 6500
 f 416 593 4911
 info@architectsalliance.com
 www.architectsalliance.com



2 Howard Park Avenue

**BJL HP Corp.
 778 King St W
 Toronto, ON M5V 1N6**

Elevator Over Run

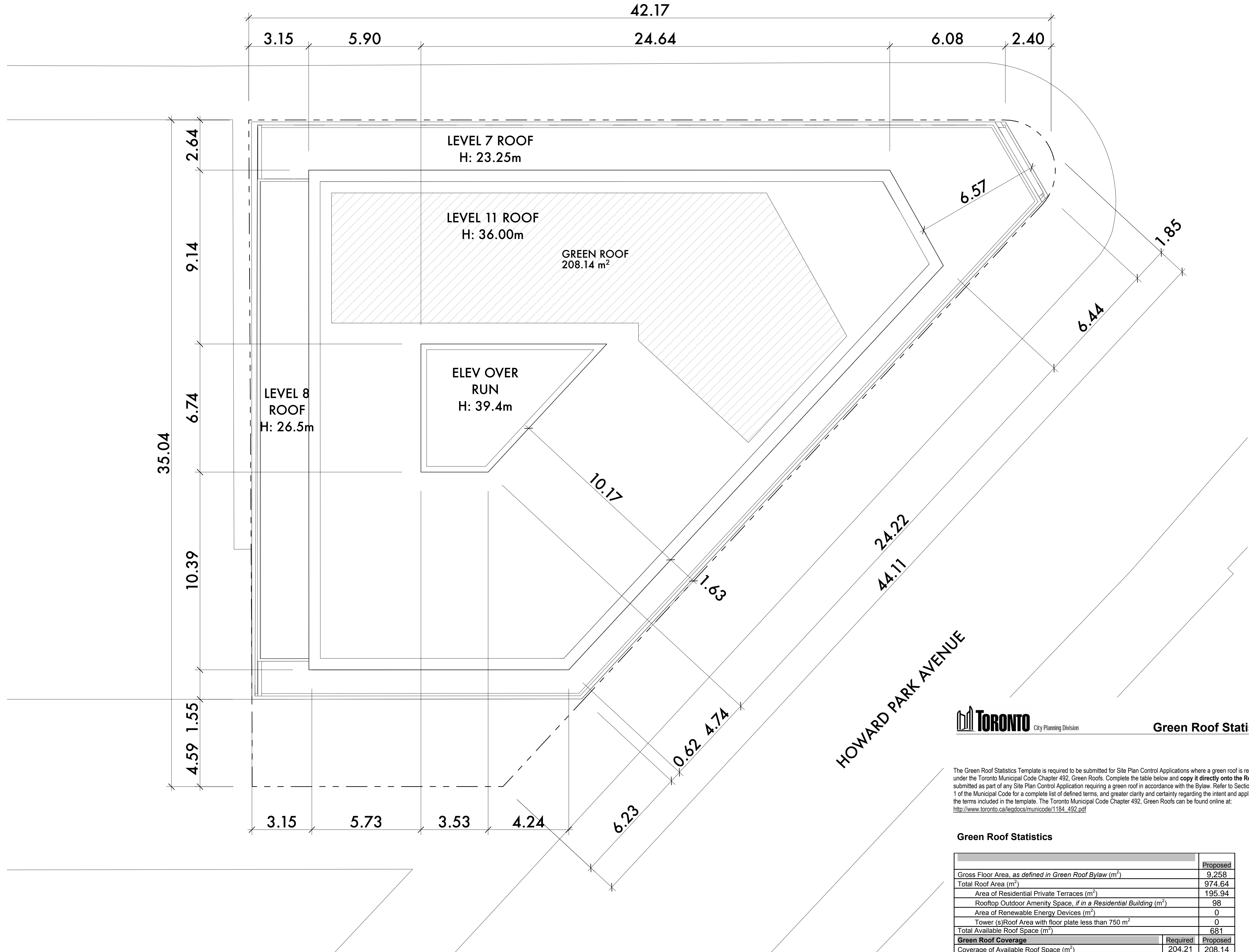
Project No. 22000

Scale: 1:100

Date of Print: 2023-01-23

A-2.10

DUNDAS ST. W



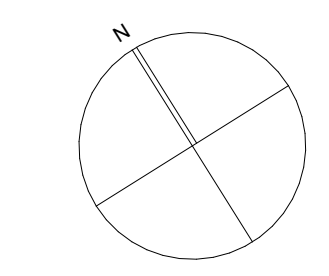
- Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
- Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
- Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
- These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
- All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
- The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-



architectsAlliance
 205 - 317 Adelaide Street West
 Toronto, ON M5V 1P9 Canada
 t 416 593 6500
 f 416 593 4911
 info@architectsalliance.com
 www.architectsalliance.com



Green Roof Statistics

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section § 492-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: http://www.toronto.ca/legdocs/municode/1184_492.pdf

Green Roof Statistics

	Required	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		9,258
Total Roof Area (m ²)		974.64
Area of Residential Private Terraces (m ²)		195.94
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)		98
Area of Renewable Energy Devices (m ²)		0
Tower (s)Roof Area with floor plate less than 750 m ²		0
Total Available Roof Space (m ²)		681
Green Roof Coverage		
Coverage of Available Roof Space (m ²)	204.21	208.14
Coverage of Available Roof Space (%)	30%	30.6%

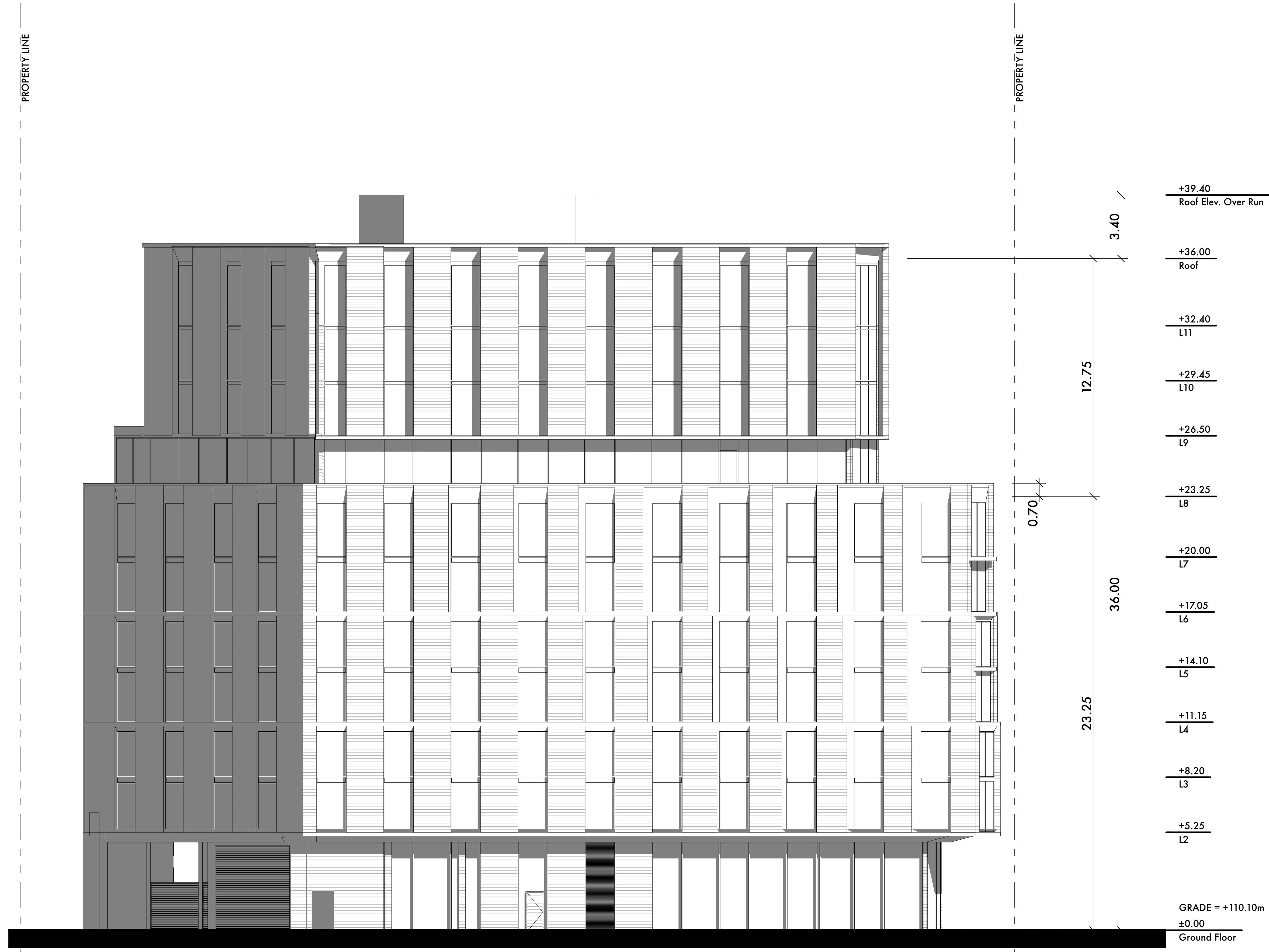
2 Howard Park Avenue

BJL HP Corp.
778 King St W
Toronto, ON M5V 1N6

Roof Plan

Project No.	22000
Scale:	1:100
Date of Print:	2023-01-23

A-2.12



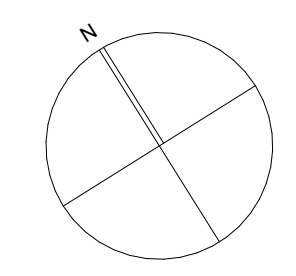
1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-



architectsAlliance
 205 - 317 Adelaide Street West
 Toronto, ON M5V 1P9 Canada
 t 416 593 6500
 f 416 593 4911
 info@architectsalliance.com
 www.architectsalliance.com



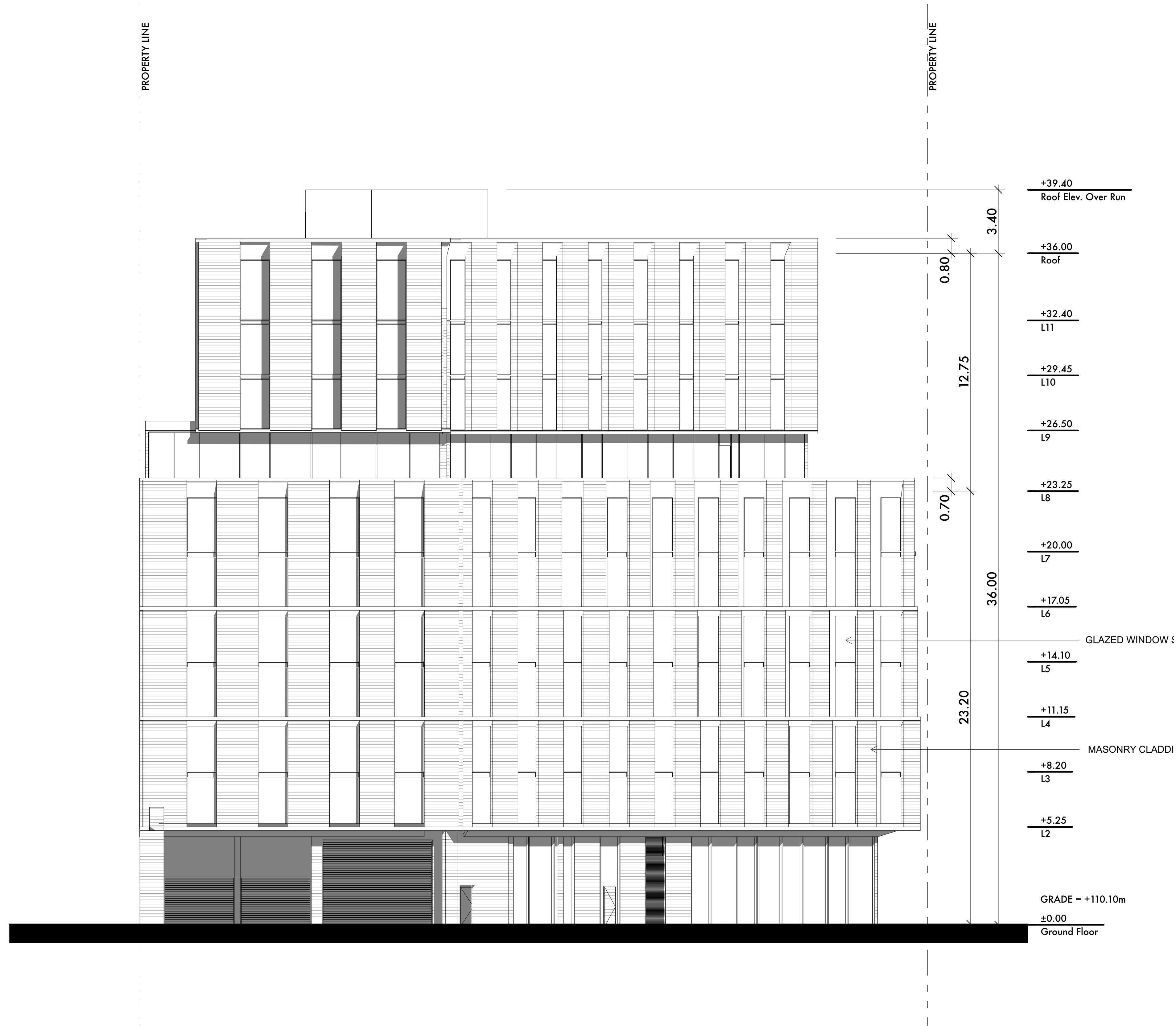
2 Howard Park Avenue

BJL HP Corp.
778 King St W
Toronto, ON M5V 1N6

East Elevation

Project No.	22000
Scale:	1:125
Date of Print:	2023-01-23

A-4.01



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

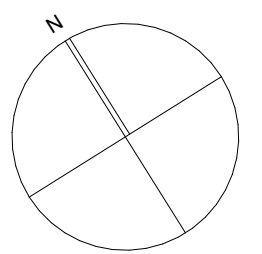
© architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-



architectsAlliance

205 - 317 Adelaide Street West
 Toronto, ON M5V 1P9 Canada
 t 416 593 6500
 f 416 593 4911
 info@architectsalliance.com
 www.architectsalliance.com



2 Howard Park Avenue

BJL HP Corp.
778 King St W
Toronto, ON M5V 1N6

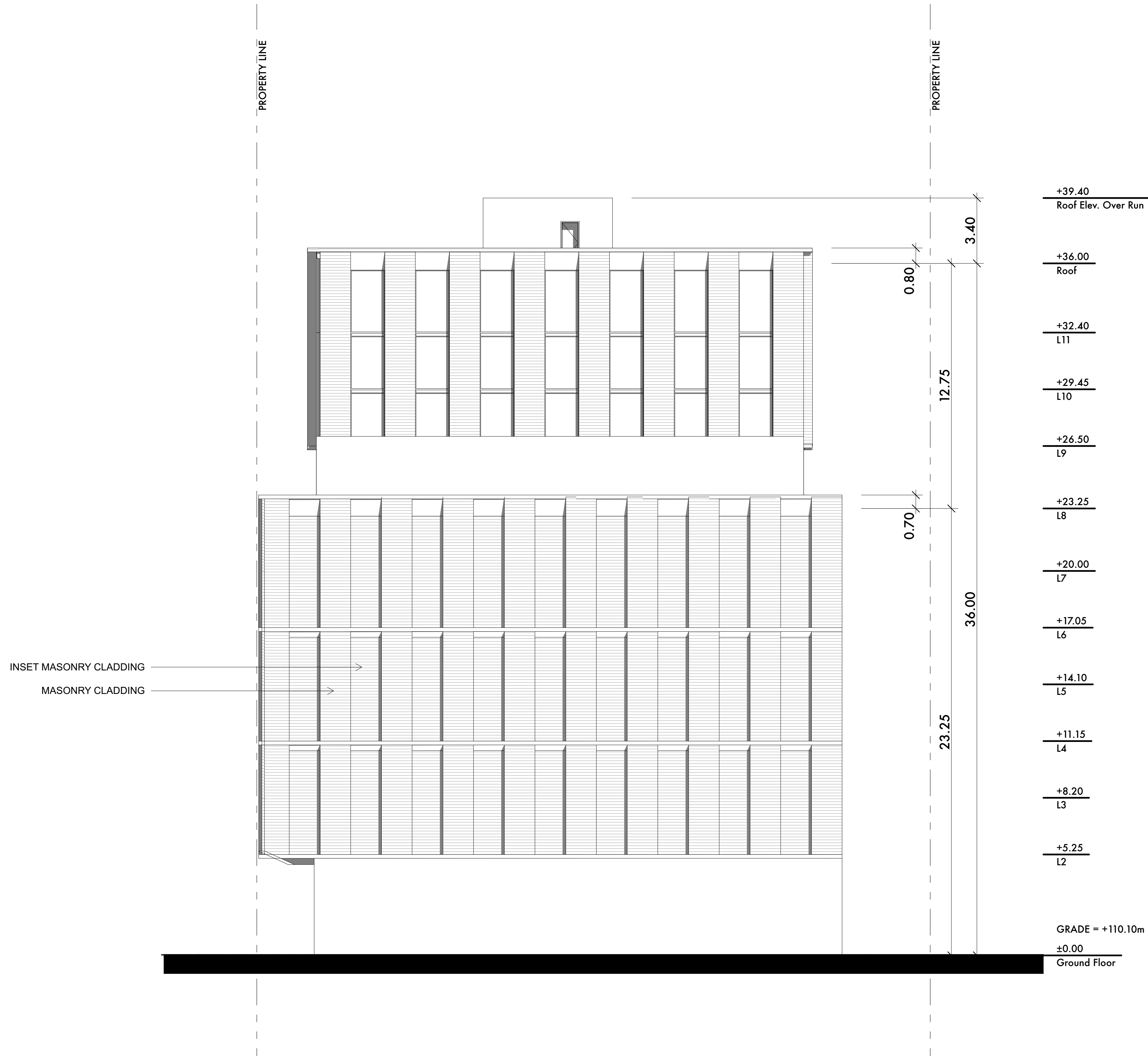
South Elevation

Project No. 22000

Scale: 1:125

Date of Print: 2023-01-23

A-4.02



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

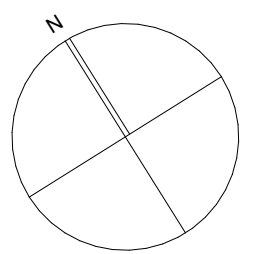
© architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-



architectsAlliance

205 - 317 Adelaide Street West
Toronto, ON M5V 1P9 Canada
t 416 593 6500
f 416 593 4911
info@architectsalliance.com
www.architectsalliance.com



2 Howard Park Avenue

BJL HP Corp.
778 King St W
Toronto, ON M5V 1N6

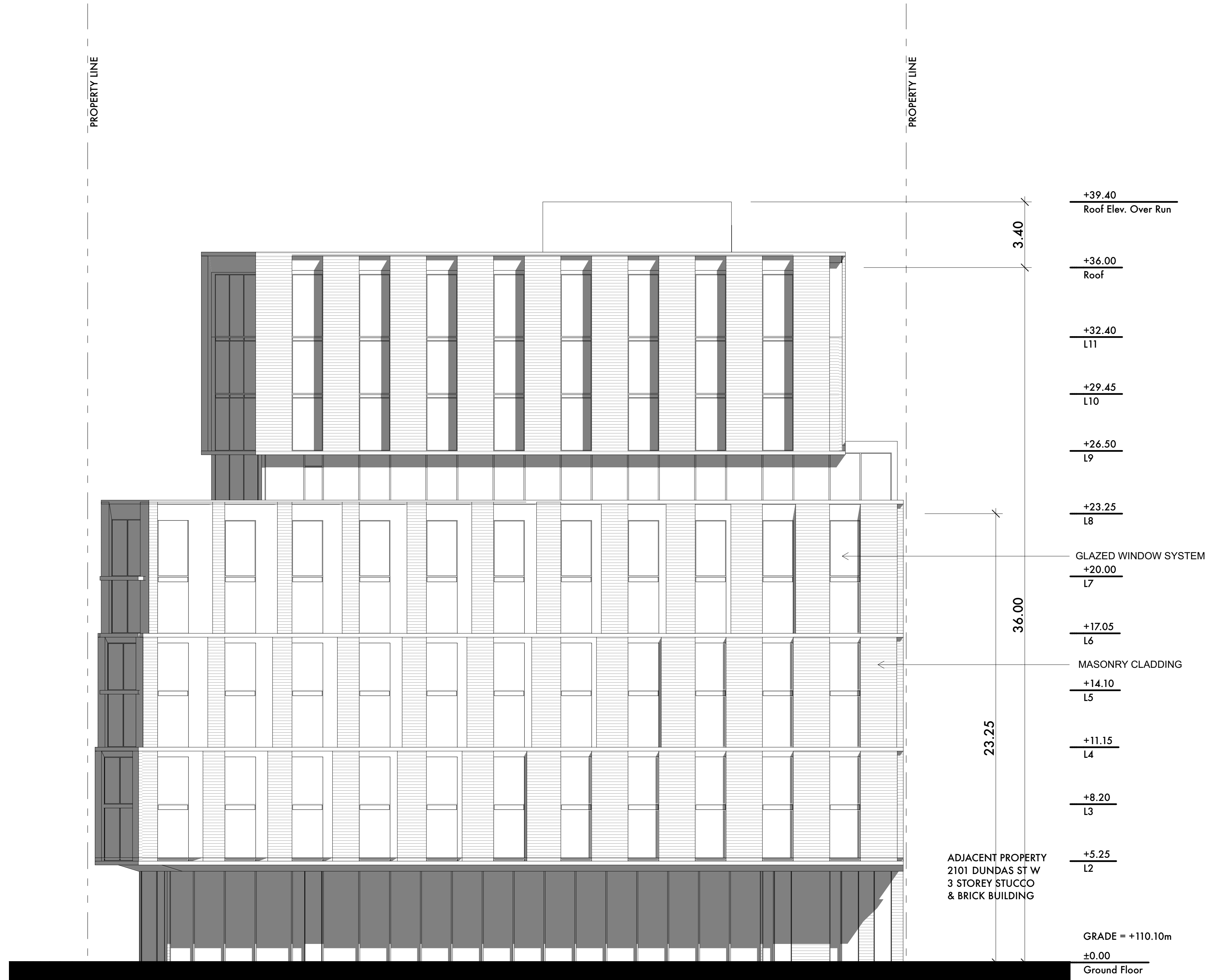
West Elevation

Project No. 22000

Scale: 1:125

Date of Print: 2023-01-23

A-4.03



1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

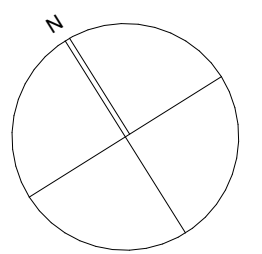
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-



architectsAlliance
205 - 317 Adelaide Street West
Toronto, ON M5V 1P9 Canada
t 416 593 6500
f 416 593 4911
info@architectsalliance.com
www.architectsalliance.com



2 Howard Park Avenue

BJL HP Corp.
778 King St W
Toronto, ON M5V 1N6

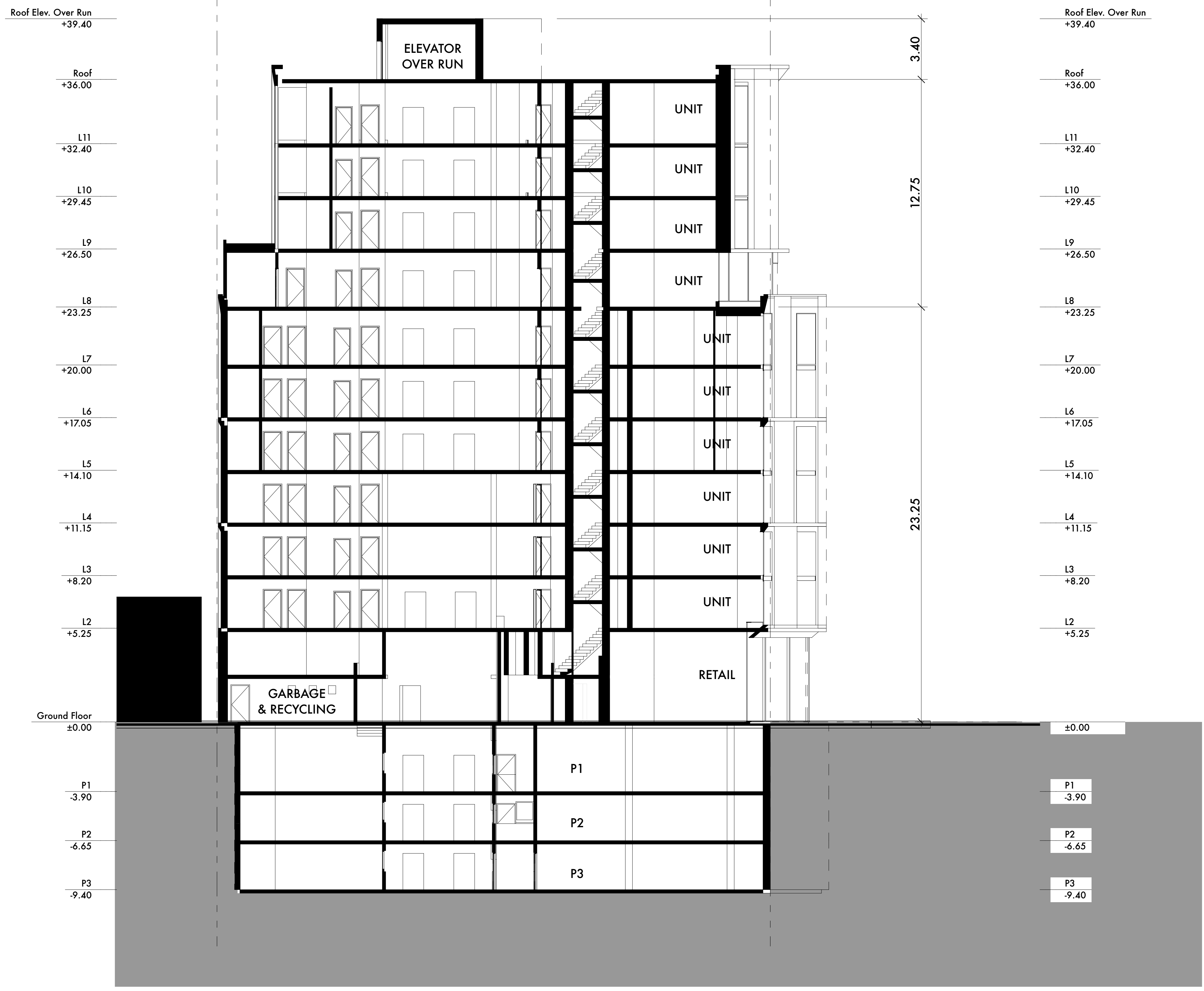
North Elevation

Project No.	22000
Scale:	1:125
Date of Print:	2023-01-23

A-4.04

Printed On: Monday, January 23, 2023

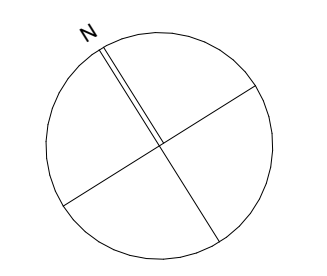
/Users/afeldmann/Documents/Projects/2000 Howard Park/Architect/HowardPark_33_att.rvt



- Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
 - These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
 - Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
 - Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
 - These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
 - All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
 - The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.
- © architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-

architectsAlliance
 205 - 317 Adelaide Street West
 Toronto, ON M5V 1P9 Canada
 t 416 593 6500
 f 416 593 4911
 info@architectsalliance.com
 www.architectsalliance.com



2 Howard Park Avenue

**BJL HP Corp.
778 King St W
Toronto, ON M5V 1N6**

North-Facing Section

Project No.	22000
Scale:	1:125
Date of Print:	2023-01-23

A-5.01

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

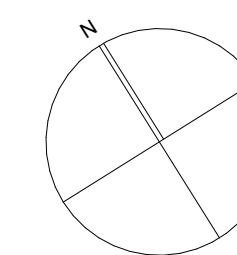
© architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-



architectsAlliance

205 - 317 Adelaide Street West
 Toronto, ON M5V 1P9 Canada
 t 416 593 6500
 f 416 593 4911
 info@architectsalliance.com
 www.architectsalliance.com



2 Howard Park Avenue

BJL HP Corp.
778 King St W
Toronto, ON M5V 1N6

West-Facing Section

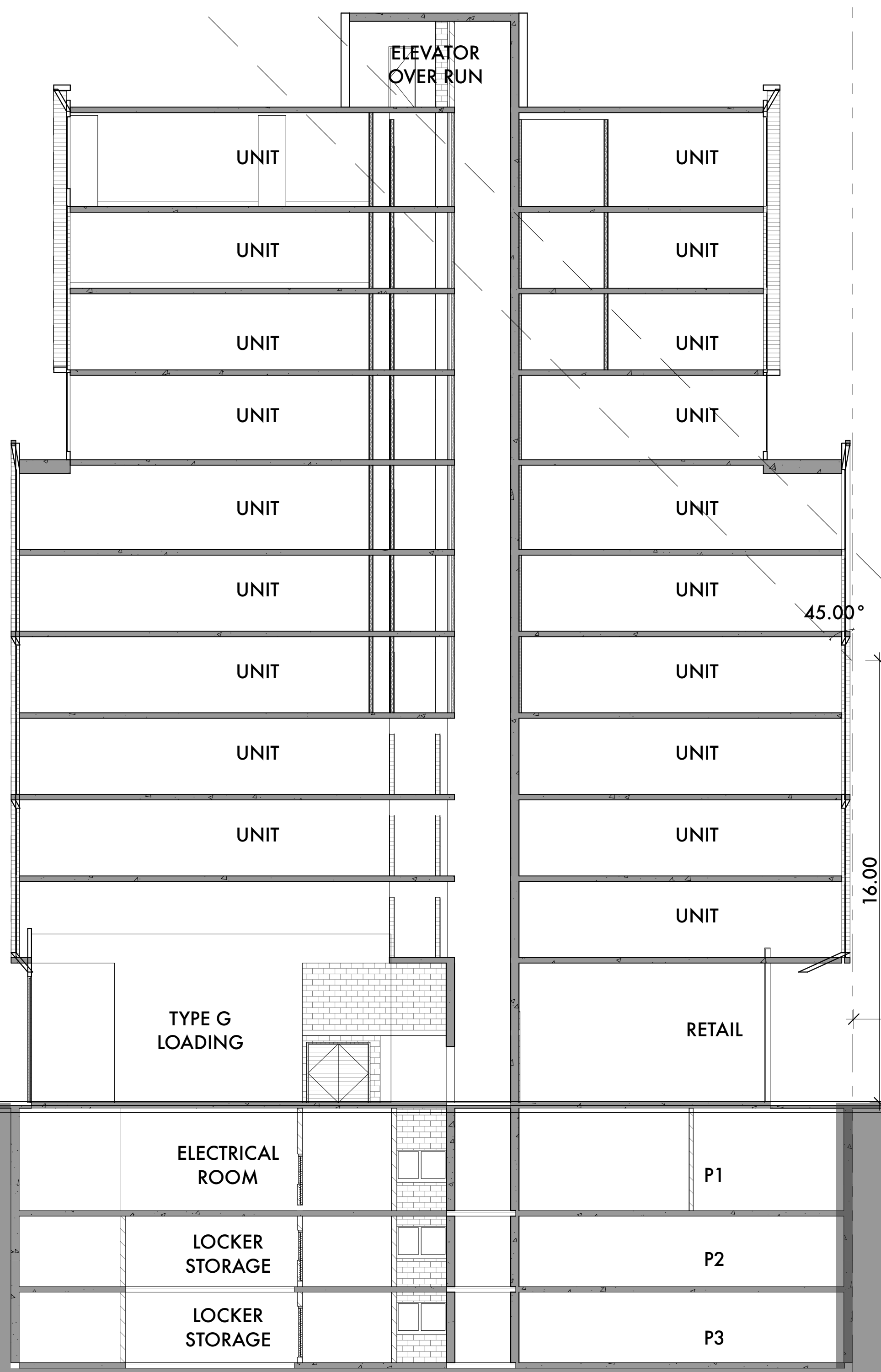
Project No. 22000

Scale: 1:125

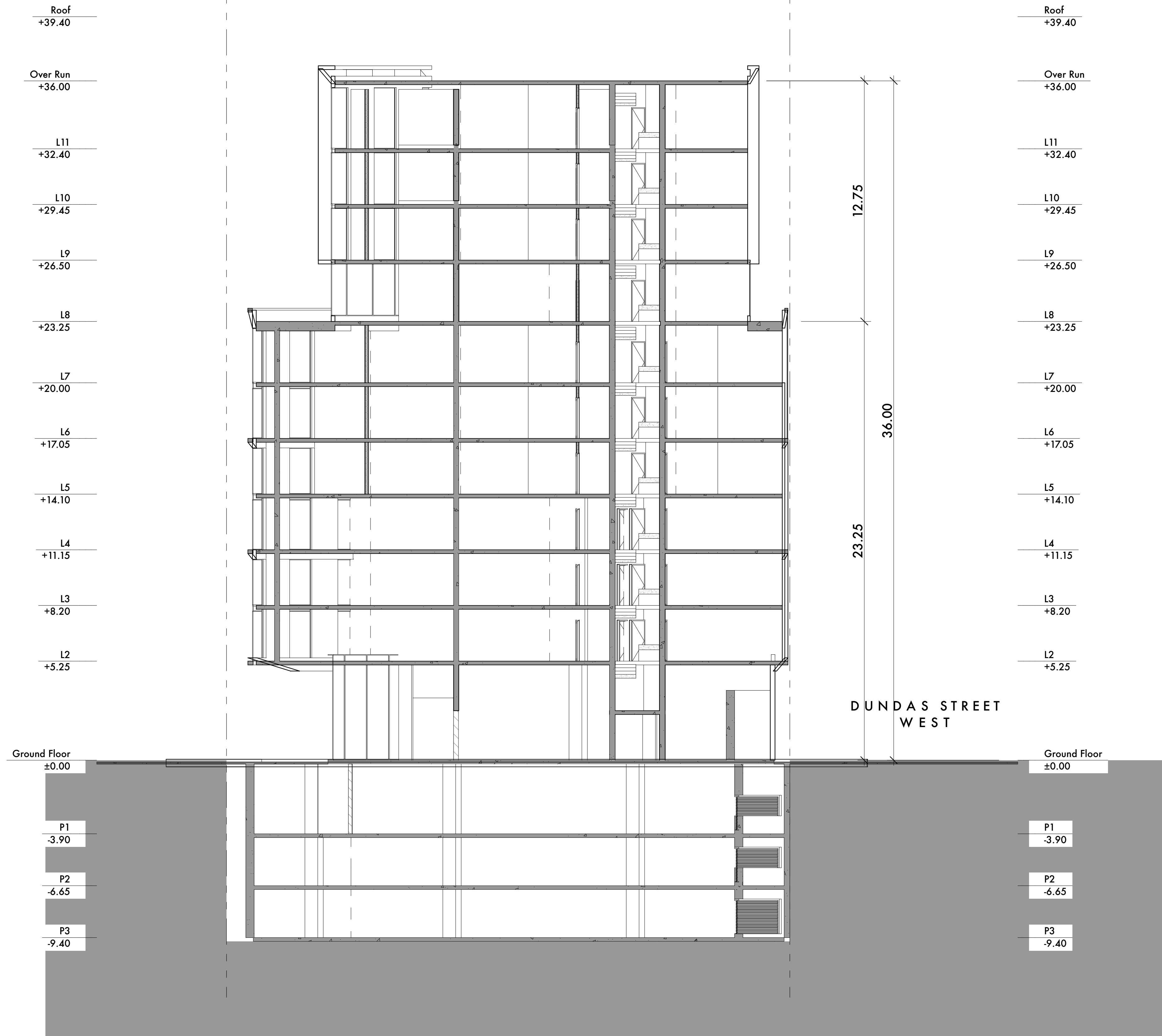
Date of Print: 2023-01-23

A-5.02

Level	Elev. Over Run	Height
Roof Elev. Over Run	+39.40	
Roof	+36.00	5.50
L11	+32.40	3.25
L10	+29.45	3.25
L9	+26.50	3.35
L8	+23.25	3.35
L7	+20.00	2.95
L6	+17.05	2.95
L5	+14.10	2.95
L4	+11.15	2.95
L3	+8.20	2.95
L2	+5.25	6.50
Ground Floor	±0.00	
P1	-3.90	3.90
P2	-6.65	2.75
P3	-9.40	2.75



Level	Elev. Over Run	Height
Roof Elev. Over Run	+39.40	
Roof	+36.00	
L11	+32.40	
L10	+29.45	
L9	+26.50	
L8	+23.25	
L7	+20.00	
L6	+17.05	
L5	+14.10	
L4	+11.15	
L3	+8.20	
L2	+5.25	
Ground Floor	±0.00	
P1	-3.90	
P2	-6.65	
P3	-9.40	



Roof	+39.40
Over Run	+36.00
L11	+32.40
L10	+29.45
L9	+26.50
L8	+23.25
L7	+20.00
L6	+17.05
L5	+14.10
L4	+11.15
L3	+8.20
L2	+5.25
Ground Floor	±0.00
P1	-3.90
P2	-6.65
P3	-9.40

Roof	+39.40
Over Run	+36.00
L11	+32.40
L10	+29.45
L9	+26.50
L8	+23.25
L7	+20.00
L6	+17.05
L5	+14.10
L4	+11.15
L3	+8.20
L2	+5.25
Ground Floor	±0.00
P1	-3.90
P2	-6.65
P3	-9.40

DUNDAS STREET WEST

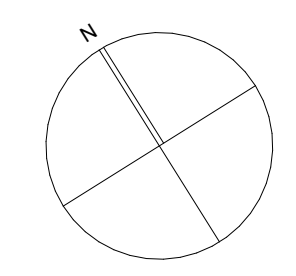
- Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
- Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
- Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
- These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
- All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
- The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2023

NO	ISSUANCE	DATE
1	REZONING	2021.03.22
2	REZONING	2023.01.23
3	-	-
4	-	-
5	-	-



architectsAlliance
 205 - 317 Adelaide Street West
 Toronto, ON M5V 1P9 Canada
 t 416 593 6500
 f 416 593 4911
 info@architectsalliance.com
 www.architectsalliance.com



2 Howard Park Avenue

BJL HP Corp.
778 King St W
Toronto, ON M5V 1N6

North-West Facing Section

Project No. 22000
 Scale:
 Date of Print: 2023-01-23